



PAT MCCRORY  
*Governor*

DONALD R. VAN DER VAART  
*Secretary*

MICHAEL SCOTT  
*Director*

October 14, 2016

MBM Investment Properties, LLC  
Post Office Box 5328  
Concord, North Carolina 28027

RE: **Tom Sadler Road Wells**  
2128 Mingus Cabin Lane  
Charlotte, Mecklenburg County, North Carolina  
NCD986231967

Dear Property Owner:

On May 2, 2016, S&ME, Inc. (S&ME) began field assessment activities for the Tom Sadler Road Wells (Site). This limited assessment of the Site was part of an evaluation of the potential for immediate exposure risks to contamination previously reported in groundwater from a residential water-supply well and in shallow (surficial) soil at the above referenced location.

On May 3, 2016 and May 4, 2016, S&ME collected soil samples from five (5) borings, and on May 4, 2016, S&ME collected groundwater samples from three (3) temporary monitor-wells screened within the surficial aquifer at the above referenced location. The soil samples were submitted for laboratory analyses including select Volatile Organic Compounds (VOCs), Semi-VOCs (SVOCs), and hazardous substance list metals. The groundwater samples were submitted for laboratory analyses including select VOCs.

The results of the assessment were compiled into the July 1, 2016 Soil & Groundwater Assessment (Report) prepared by S&ME. Data summaries of the soil and groundwater analyses can be found within tables in the Report, and an electronic copy of the Report can be found by following the directions at the following web link: <https://deq.nc.gov/about/divisions/waste-management/superfund-section/sf-file-records>.

According to the Report, laboratory analyses of the soil samples reported acetone, 2-butanone, methyl acetate, and hazardous substance list metals. The concentrations of acetone, 2-butanone, methyl acetate, and hazardous substance list metals were below the Inactive Hazardous Sites Branch's (IHSB's) Preliminary Residential Health Based Soil Remediation Goals (PSRGs) or natural background concentrations. In addition, laboratory analyses of the groundwater samples reported acetone, benzene, chloroform, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,4-dioxane, 1,1,1-trichloroethane, trichloroethene, and total xylene. Concentrations of 1,2-dichloroethane, 1,1-dichloroethene, and 1,4-dioxane exceed the groundwater standard in Title 15A of Subchapter 2L of the North Carolina Administrative Code (15A NCAC 2L).

The concentrations of VOCs detected in groundwater were also compared to the Division of Waste Management's (Division's) Groundwater Screening Level for Residential Vapor Intrusion. Because the groundwater concentration of 1,1-dichloroethene exceeded the Groundwater Screening Level (adjacent to the former residential structure), a hazard quotient was calculated. **The residential cumulative hazard quotient**

**(hazard index) for the VOCs reported in groundwater from temporary monitor-well TMW-4 exceeds 1, which suggests the potential for structural vapor intrusion at this property.**

Please be aware of the potential for VOC vapors to enter existing structures and/or future buildings at this property based on the groundwater data included in the Report. As the property owner, you are responsible for disclosing contamination to any purchasers of the property in accordance with the Residential Property Disclosure Act (§ 47E of the North Carolina General Statutes).

I appreciate your participation in this assessment. If you have questions, need additional information, or would like to receive an electronic copy of the Report in its entirety, please contact me at (704) 663-1699.

Sincerely,



George D. Adams, Engineer  
Division of Waste Management, NCDEQ

Enclosures

cc: Shawna Caldwell  
Mecklenburg County, LUESA  
[shawna.caldwell@mecklenburgcountync.gov](mailto:shawna.caldwell@mecklenburgcountync.gov)





Waste Management  
ENVIRONMENTAL QUALITY

PAT MCCRORY  
*Governor*

DONALD R. VAN DER VAART  
*Secretary*

MICHAEL SCOTT  
*Director*

October 14, 2016

Kelly R. Green  
1820 Gum Branch Road  
Charlotte, North Carolina 28214

RE: **Tom Sadler Road Wells**  
1820 Gum Branch Road  
Charlotte, Mecklenburg County, North Carolina  
NCD986231967

Dear Property Owner:

On May 2, 2016, S&ME, Inc. (S&ME) began field assessment activities for the Tom Sadler Road Wells (Site). This limited assessment of the Site was part of an evaluation of the potential for immediate exposure risks to contamination previously reported in groundwater from a residential water-supply well and in shallow (surficial) soil at a nearby residence.

On May 3, 2016, S&ME installed a temporary groundwater monitor-well at the above referenced location. A groundwater sample was collected on the following day and submitted for laboratory analyses including select Volatile Organic Compounds (VOCs). Data collected during the assessment were compiled into the July 1, 2016 Soil & Groundwater Assessment (Report), which was prepared by S&ME. An electronic copy of the Report can be found by following the directions at the following web link:  
<https://deq.nc.gov/about/divisions/waste-management/superfund-section/sf-file-records>.

According to the Report, laboratory analyses of the groundwater sample reported no concentrations of select VOCs. I appreciate your participation in this assessment. If you have questions, need additional information, or would like to receive an electronic copy of the Report in its entirety, please contact me at (704) 663-1699.

Sincerely,

A handwritten signature in dark ink, appearing to read 'George Adams', with a stylized flourish extending from the end.

George D. Adams, Engineer  
Division of Waste Management, NCDEQ

cc: Shawna Caldwell  
Mecklenburg County, LUESA  
[shawna.caldwell@mecklenburgcountync.gov](mailto:shawna.caldwell@mecklenburgcountync.gov)